



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060**

June 4, 2026

The Council of Park City, Summit County, Utah, met in open meeting on June 4, 2026, at 1:00 p.m. in the Council Chambers.

PARK CITY REDEVELOPMENT AGENCY MEETING

ROLL CALL

Attendee Name	Status
Chair Ryan Dickey Board Member Bill Ciraco (arrived at 1:22 p.m.) Board Member Molly Miller Board Member Ed Parigian Board Member Tana Toly Board Member Diego Zegarra Adam Lenhard, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chair Dickey opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Chair Dickey closed the public input portion of the meeting.

CONSENT AGENDA

1. Request to Approve a Deed and Temporary Construction Easement across a Portion of RDA Parcel No. SCCS-9-9b-1-X (Police Department Property):

Board Member Toly moved to approve the Consent Agenda. Board Member Parigian seconded the motion.

RESULT: APPROVED

AYES: Board Members Miller, Parigian, Toly, and Zegarra

EXCUSED: Board Member Ciraco

ADJOURNMENT

CITY COUNCIL WORK SESSION

Water Impact Fee Update:

Clint McAfee, Public Utilities Director, displayed a scale of impact fee escalation scenarios and indicated a 3.9% increase each year since 2014 would result in the proposed maximum fee as of 2026. He stated operational expenses increased 19% per year and the 3Kings Water Treatment Plant was a large driver for that increase. He noted waterline replacement costs had increased 26%-59% each year since 2020. Mayor Dickey summarized that if the City had kept up with inflation, the amount would be the same as the proposed maximum fee of \$26,449. The impact fees would help cover the cost of the 3KWTP operations, so if the impact fees were not received, the rate payers would have to make up the difference.

Council Member Toly asked if McAfee needed to get the 3.9% annual increase, to which McAfee stated any lower rate would result in higher water rates for all users to keep the systems operating and maintained. Adam Lenhard, City Manager, stated the dollar amount was what needed to be approved. Council Member Toly added that the amount would increase by a certain percentage each year. Lenhard indicated the impact fee maximum was based on the current water projects. McAfee explained the process for arriving at the maximum fee based on estimated growth of the City. The Council was comfortable implementing the maximum water impact fee.

Council Member Ciraco arrived at 1:22 p.m.

FY 2027 and 2028 Water Rate Update:

McAfee recommended pausing the rate increases this year and performing a water rate study to determine the appropriate rates to charge beginning in FY2028. He displayed a graph showing the increased costs in expenses for water pipes, meter vaults, debt payment, water delivery contracts, labor, materials, interfund transfers and contract services. He reviewed the rate increases for the past few years.

Council Member Ciraco asked if any of the waterline replacement work could be brought in-house. McAfee stated one of the challenges with in-house would be the cost of equipment and labor, and the work could only be performed six months of the year, so the other six months the equipment and labor would sit. Council Member Ciraco stated the water rates could not increase 19% per year because that was not sustainable. He asked for metrics on how much water the City used compared to the rest of the state. He felt that would indicate how responsible the City was compared to

the state. He thought there needed to be another way to balance the revenues with the expenses. Council Member Ciraco also wanted to understand charging all single-family residences the same base rate. McAfee indicated conservation was a balance, but he didn't want people to abuse water use.

Council Member Toly asked for a discussion on water conservation and then have those values dictate what would be done next year. She asked how many water pipes still needed to be replaced. McAfee stated they needed to replace two miles of pipe per year. Council Member Toly asked to see what AI was doing with water as the water rate study was done. Council Member Parigian asked when the debt would be paid for 3KWTP to which McAfee stated in 2042, and debt issues could be discussed during the rate study discussions. The Council agreed to not increase water rates this year and to instead implement a water rate study.

Planning Commission Interviews:

Mayor Dickey and the Council members interviewed the following applicants for the open seats on the Planning Commission: Henry Sigg, Nicolas Marin, Matthew Day, John Frontero, Danny Glasser, Casey Christ, and Beth Kidd.

FY27 Budget Discussion:

Penny Frates, Hans Jaspersen, Jessica Morgan, and Sarah Mangano presented this item. Mangano reviewed that staff recommended a 2% COLA and a 3% merit increase for a total employee compensation increase of 5%. Council Member Ciraco asked how experience differed from placement in the pay band. Mangano indicated most employees with at least four years' experience were put in the middle of their pay band. Council Member Toly asked how the COLA percentage was decided. Mangano stated the Mountain West CPI was averaged at 2.8%. She recommended lowering the COLA that would be distributed in order to focus on merit increases.

Council Member Parigian stated COLA was not equitable since food and utilities went up the same amount regardless of pay. He asked if Council was interested in looking at different ways to apply the COLA in future years. The Council agreed to have that discussion. They supported the staff recommendation for the COLA and merit.

Council Member Ciraco clarified that merit was based on performance reviews. Council Member Toly asked for this discussion to come back in a few months. Mangano stated shifting COLA would be a drastic change for the employees so she would want to communicate any change beginning in January.

Mayor Dickey asked if there was Council support to discuss the Council compensation again and track the Council's pay compared to the employees' pay since 2015. Council Member Miller supported another discussion but stressed her priority was to ensure that a broader range of residents could serve on the Council. Council Member Parigian felt the last meeting's discussion was botched and he wanted another discussion on

Council compensation. Council Member Ciraco asked that staff do the work without an expectation from the Council.

Council Member Toly felt this conversation came down to the value of the local leadership the value of who could serve. Other cities had different budgets and different workloads. She felt the County Council was the closest comparable. She hoped to approach compensation in a respectful manner. Council Member Zegarra was open to revisiting the discussion. Margaret Plane, City Attorney, asked if the Council compensation item should be a standalone item or included with the budget item on next week's agenda. Mayor Dickey didn't have a preference. Plane stated they would add a compensation item to Old Business with public input, and then it could be adopted with the budget on June 25th.

Mangano reviewed that the City covered the Public Safety employee contribution portion to their retirement fund if they were on the Tier II pension track. She noted this contribution would increase from 4.73% to 5.98%.

Council Member Miller stated her goal was to operationalize the Arts Master Plan and she had worked with Park City Summit County Arts Council to create an arts manager position. Frates stated the budget request was for \$65,000 for a full-time position and the County would match that amount. Jasperson noted the City already funded a Public Art Advisory Board (PAAB) facilitator and a CREATE PC affordable maker space program. He gave options for funding the position and stated if there were no offsets, it could be funded with reserve money.

Council Member Toly felt this request was similar to funds given to some other nonprofits. Council Member Miller stated the arts was an essential part of strengthening the economy and this was a good start. Council Member Parigian wanted to know how progress would be determined. Council Member Ciraco struggled with funding this out of the General Fund. He asked if there were other funds that could fund this position. Council Member Toly asserted the contract would be key to the position so there would be accountability. Council Member Zegarra supported the position and stated the City and County should collaborate to ensure this would meet everyone's needs. Council Member Toly noted that there should be a backup plan in case the County did not fund this in their budget, such as hiring a part-time person. Council Member Parigian supported having this position in the grant program. Frates indicated that the Arts Council would have to apply every year to keep this position if it was funded through the grant program. The Council supported putting this position in the budget and requested that the job description be included in next week's Council packet.

Frates reviewed a budget request to increase the Historic Preservation Board grant in the Main Street RDA. They received notice that all the funds in that RDA needed to be spent by the end of 2026. They proposed removing \$30,000 from the FY27 Main Street RDA budget, leaving a balance of \$97,136 for FY27. The Council supported the request.

Morgan stated there was a FY26 capital request for \$500,000 for barricades and trailers for upcoming summer events. This would be funded by the Main Street RDA. Mayor Dickey asked if the bollard installation project had been completed. Frates indicated this was different than the bollard project on Main Street. Captain Rob McKinney explained the need for mobile barricades and trailers. Mayor Dickey asked if there would be a bollard project that would look cleaner than the barricades. McKinney felt the barricades would better serve the need. The Council supported this request.

Council Member Parigian asked about the softball field dugout budget request. Frates indicated the request hinged on a grant and now the grant was approved, so they would move forward with it. Council Member Parigian was not sure the dugout was needed. Jasperson indicated he could check with the Recreation Team and they could talk about it at the next meeting.

Council Member Toly moved to close the meeting to discuss personnel at 4:45 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

CLOSED SESSION

Council Member Miller moved to adjourn from Closed Meeting at 5:30 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Ryan Dickey Council Member Bill Ciraco Council Member Molly Miller Council Member Ed Parigian Council Member Tana Toly Council Member Diego Zegarra Adam Lenhard, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly recognized the beginning of Pride Month. She noted that Saturday was the opening of the new pool at the MARC. She congratulated all those graduating from school this year. Council Member Toly reviewed that the Council retreat this year was the best she remembered and indicated they discussed goals for the City that would make the community even better.

Council Member Ciraco echoed Council Member Toly's wish for a happy Pride Month. He congratulated the seniors on their high school graduation. He went on CityTour last week and he had a lot of takeaways from Vail and Breckenridge, Colorado. He congratulated the Boys Lacrosse Team for winning the state championship.

Council Member Miller stated they had a great CityTour and she thanked Scott Van Hartesvelt and Paige Galvin for all their work. She read a statement regarding public discourse around the Bonanza 5-Acre project. She didn't think anything was worth the mistreatment by one person to another person. The Council was listening to public input but that didn't mean they had to do what one group wanted. She saw many rude comments made to staff at the Spring Projects Open House. Nobody had a right to put hands on others out of anger. The residents were better than this and must act like it. Council Member Parigian stated the Bonanza project had been talked about for years. It had now been voted on and moved to the Planning Commission. From all the public surveys, only eight people out of 872 wanted open space. He encouraged people to learn the facts on this project. Mayor Dickey stated everyone was welcome to their opinion, but they couldn't abuse the City staff. He encouraged the public to talk to the Council because staff was only doing what the Council directed.

Ken Fisher, Recreation Manager, stated the pools were ready for the summer season and would open June 6th. He thanked the Council and staff for their trust and support.

Staff Communications Reports:

1. March 2026 Sales Tax Report:

Penny Frates, Acting Budget Director, stated the revenue was flat until March, which was historically the biggest sales tax month. March sales tax was down 20%. Robbie Smoot indicated January sales tax exceeded the prior year. But in March, many employees were laid off and that was reflected in the lower sales tax revenue. He estimated summer might become an economic factor. Council Member Ciraco asked if Smoot knew where the tax revenue came from. Smoot stated Main Street was a big factor. The resort tax revenue suffered compared to Main Street.

III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Dickey reviewed the Council gave direction during the work session to reconsider Council compensation next week. On water rates, the Council gave direction to not raise water rates for the coming year. He opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Ken Erwin Pack 84060 congratulated the Council on their great pay raises. He asked if the Bonanza project was a done deal. Mayor Dickey explained there were two paths for the project. The Council approved the plan and the land use application was now presented to the Planning Commission. In the meantime, the Council would be working on a development agreement for the public/private partnership with Brinshore.

Bill Johnson was disheartened to hear that Council sent the opposition to the Planning Commission. He stated Council could pull the project back for design reasons, but he could see that the Council did not intend to do that.

Dana Williams loved a lot of people in the City. He thanked the Council for the comments regarding staff. He stated there was a big outcry about the design and the Planning Commission was only there to see if the project fit the LMC requirements. He was concerned about putting commercial space in that area and he thought the design could be relooked at to preserve the view corridor. He apologized for the treatment given to Council Member Miller.

Katherine Fagin 84060 was disheartened about what she learned at the open house about the bus stop project. She spoke before about the importance of Holiday Ranch and Little Kate, which have 30 total bus stops. Now, all of Holiday Ranch was omitted for the construction plans for 2026. She knew the number of transit users on Holiday Ranch was increasing and now this part of the project would not be done until Little Kate was done. She wanted to bring this to Council's attention.

Julia Collins, Transportation Planning Manager, indicated they understood construction timelines would impact users. Holiday Ranch Loop and the whole area in Park Meadows were part of the improvement plan. It made sense to cluster construction, and since they were still studying the Little Kate portion of the project, they bumped the construction on Holiday Ranch until next year.

Katie Madsen eComment: "I want to give you my support for your compensation increases as I know you're getting a lot of pushback from some community members. As someone who has worked in public administration in local government and nonprofits my whole career I know how hard Council Members work in the Summit County/Park City community. I think it is reasonable to bring your compensation up similar to the Summit County Council's. And I realize it's not just for yourselves but also for future council members. I think it will help enable middle class workforce individuals who want to run for office but struggle to do so for financial reasons."

Kelly Pfaff eComment: "I was flying home from a business trip when I read an article about Molly Miller have an aggressive interaction with someone at that event. That made me so sad to hear and I texted her immediately upon landing. I have no idea who this person is whether they are part of P.L.A.C.E PC <https://place-pc.com/> or not. But let's be clear, our group is not about "Aggression" but "Discussion," We've asked for a meeting with Ryan Dickey to discuss the city's goals - not limited to Bonanza Five Acres, but a collaborative meeting of the minds to understand what the city needs and what the public needs. We believe there are solutions to every problem and/or ways to create a win/win in every circumstance. We would very much like the opportunity to sit in a room together and discuss the 5 acre project before it goes into City Planning. We want the chance to "be heard" and not through news articles and websites. Please we kindly request for this opportunity before June 10th. Look forward to hearing from you."

Mayor Dickey closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from April 30, 2026 and May 7, 2026:

Council Member Toly moved to approve the City Council meeting minutes from April 30, 2026, and May 7, 2026. Council Member Parigian seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a 5-Year Agreement with Cleverciti, LLC, in a Form Approved by the City Attorney's Office, Not to Exceed \$1,042,366.90 to Standardize Data Collection across All Paid Parking Assets and Improve Operational Efficiency:

2. Request to Authorize the City Manager to Execute a Betterment Agreement Not to Exceed \$160,000, in a Form Approved by the City Attorney's Office, for the UDOT Marsac Roundabout Transit Priority Signal Project:

Council Member Ciraco moved to approve the Consent Agenda. Council Member Miller seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

VI. NEW BUSINESS

1. Request to Approve a New Level 4 Special Event Permit from Deer Valley to Hold the US Open of Mountain Biking in a Form Approved by the City Attorney's Office:

Chris Phinney, Special Events Manager, and Garrett Lang, Deer Valley Mountain Operations Senior Director, Carly Driscoll, Marketing Director, and Jason Dominguez, Catering and Conference Sales Manager, presented this item. Phinney stated this event request was during a local time period, which meant no events would take place during that time period. He recommended approving the event and noted Deer Valley had been a good partner with the City. This request was an athletic event and would showcase Deer Valley's world class resort and our world class town.

Lang stated Deer Valley hosted World Cup freestyle events and many athletic events in years past. This was for the athletes and their families as well as spectators. Driscoll indicated this national event had been going since 2003. It would be held September 10-13, and it would show off the trails and world class venue. Lang explained the layout of the event and stated spectators needed a ticket, but the event was free.

Driscoll reviewed the benefits of hosting this event: the economic impact would drive spending and increase lodging, Park City would have tourism exposure, community pride, youth inspiration, support of local business, and there would be positive media exposure establishing Park City as a mountain biking mecca. They anticipated 200-300 athletes attending. Lang indicated there would be safety planning, traffic coordination, and public outreach efforts so the community could understand the impacts. Phinney estimated there would be about 3,000 visitors per day during the event. He explained the traffic plan for the event.

Council Member Toly stated many people would bike into the event, and she asked about a bike plan. Phinney indicated the bikes would use the bike lanes and paths. There was also overflow street parking. Council Member Toly asked about the outreach to the residents of Deer Valley. Driscoll stated they had ongoing communication with the HOAs in the form of emails and newsletters and the residents were always aware of the events that were happening. Council Member Toly asked if this event would return annually or if it went to different places each year. Driscoll stated it was intended to continue each year, but they were using this year as a test to see how it would go.

Council Member Ciraco felt this was an amazing event and he thanked Deer Valley for hosting it. He hoped it would be a continual event. Council Member Miller was excited to see this event come to life and wanted it to be a long-lasting tradition. Council Member Zegarra asked if there was a cap on tickets, to which Driscoll said no. Council Member Ciraco asked Deer Valley to reach out to the local mountain biking teams to which they affirmed. Council Member Parigian asked if this was a new event or if it used to be held all over the country. Driscoll stated it went all over the country and Deer Valley wanted to be one of the five stops that they went to.

Mayor Dickey opened the public hearing.

Nick Van Dine 84060 competed in Deer Valley races from 1999-2007 and it was disappointing when they lost that event. He thought it was important to bring it back and stated it was one of the coolest cycling events in the U.S. He asserted there were 250 people at Park City schools that are in the mountain biking program.

Tyler Barnes 84098 was new to the community. He had a long background in mountain biking, and he stated events like this provided many benefits to the community. He thought this would bring a great economic impact to the community.

Graham Wagner 84060 thanked Deer Valley for putting on this event. He especially liked the gravity racing and was excited to see it. This event carried a big prize purse, and it would attract an international crowd as well.

Mike Tobia 84098 stated he and his kids were mountain bikers and he was excited to do this with his kids.

Jeff Thalhammer stated his kids were on the Park City Mountain Biking Team and he supported this event.

Mitchell Andrus eComment: "I'm writing in support of the proposed Fox US Open of Mountain Biking in Deer Valley this September. As a teenager, I raced my first mountain bike race in 2000 at the NORBA Nationals. I also raced that series again in 2001. This was a big-deal national race series that brought professional racers from all over the world. It was a huge boon for mountain biking in Park City and Utah, and we need something like that again!! More national attention to mountain biking, please. Solder Hollow gets it with the UCI XC World Cup racing the following weekend. That's a big deal; look it up if you're not aware. With shorter ski seasons, we need to take summer sports seriously and push the resorts to build more MTB infrastructure. DV and PC are great venues for this. LETS GOOOO!"

Traci Vaughn-Grutta eComment: "As a local Utah resident, a passionate fan of mountain biking, and the parent of a Category 1, 17-year-old downhill mountain bike racer, I am writing to express my enthusiastic support for approving the US Open event at Deer Valley this September. Last year, our family traveled across the country to Killington, Vermont, so my son could compete on a national stage. While it was incredible for him to interact with top-level athletes and industry sponsors, it highlighted a major gap: Utah has some of the best mountain biking terrain in the world, yet our local downhill talent lacks a premier national-level race in their own backyard. Bringing the US Open to Deer Valley would elevate the visibility of Utah's gravity athletes and allow our legendary local fan base to show up and support the sport. Furthermore, I have seen firsthand the unique atmosphere and financial impact of this exact event. The US Open is a highly produced festival featuring top announcers, prominent brand activations, and massive spectator appeal. During our trip to Vermont, our family stayed in a local short-term rental, shopped at local grocery stores, rented equipment from local bike shops, and dined daily at local restaurants. Bringing this caliber of event to Park City in September

provides a massive, proven economic boost exactly when the community needs it most—during the traditional shoulder season. Utah is already proving it can handle world-class cycling by hosting a UCI Cross-Country event this year. Approving the US Open at Deer Valley allows us to prove we can "do it all," cementing Park City as a premier, year-round gravity destination and opening the door for future global events like UCI Downhill World Cups. I urge the council to approve this proposal and bring the vibrant energy and economic power of the US Open back to Deer Valley's iconic dirt."

Rob Russell eComment: "I am writing in support of Deer Valley Resort's request to host the US Open of Mountain Biking. As the father of a junior mountain bike racer who competes nationally and internationally, I have seen firsthand the positive impact that high-level cycling events can have on young athletes, families, local communities, and small businesses. Opportunities to compete, spectate, and learn from the world's best riders inspire the next generation and strengthen the outdoor recreation culture that has long been part of Utah's identity, and the West. As someone who regularly travels to major mountain bike events and lives in proximity to Aspen, CO, I have seen how well-organized events can create lasting benefits that extend far beyond race weekend. They bring families together, encourage healthy lifestyles, create opportunities for local youth, and introduce new visitors to the community. I believe Deer Valley has the experience, infrastructure, and commitment necessary to host this event responsibly and successfully. With proper planning and communication, the US Open of Mountain Biking can be a source of pride for Park City and a positive experience for residents, visitors, athletes, and local businesses alike. Further, Clay Harper and his team with the Pro Downhill Series organizes events that rival the best events in the country. Thank you for your time, consideration, and service to the community. I respectfully encourage you to support Deer Valley's permit request and help bring this exciting event to Park City."

Boston Bryant eComment: "I'm writing to ask you guys to please approve Deer Valley Resort's request to host the US Open of Mountain Biking here in Park City. As a 16-year-old who races mountain bikes competitively both nationally and internationally, having an event this huge in our own backyard would be insane. It's an unbelievable opportunity for local riders like me to see how we stack up against the best, and it really puts our community on the map for the whole country to see. Park City is basically built for this. Riding is a massive part of our culture and reputation here, so hosting the US Open just makes sense. It's going to bring in a ton of people, give a major boost to local businesses and show everyone why this town is one of the best spots in the world for outdoor sports. Deer Valley definitely has the trails and the setup to pull this off. If we plan it right, the US Open is going to be an awesome experience for the locals, the visitors, the businesses, and all the athletes competing. Thanks for taking the time to read this and for everything you do for the town. I really hope you guys approve the permit and help bring this event to Park City."

Hollie Bryant eComment: "I am writing in support of Deer Valley Resort's request to host the US Open of Mountain Biking in Park City. As the parent of a junior mountain bike

athlete who competes nationally and internationally, I believe this event will have a positive on athletes, families, local businesses. Hosting an event of this caliber in Park City would provide an incredible opportunity for young riders while showcasing our community on a national stage. The US Open is a natural fit with our outdoor culture, heritage, and reputation. It would attract visitors, support local businesses, and further strengthen Park City's standing as a world-class recreation destination. I believe Deer Valley has the experience and infrastructure necessary to host this event. With proper planning, the US Open can be a positive experience for residents, visitors, athletes, and businesses alike. Thank you for your time, consideration, and service. I respectfully encourage you to support Deer Valley's permit request and help bring this exciting event to Park City."

Colby Bryant eComment: "I am writing in support of Deer Valley Resort's request for a permit to host the US Open of Mountain Biking in Park City. As the parent of a junior mountain bike athlete who competes throughout the United States and internationally, I understand the value that events of this caliber bring to athletes, families, local businesses, and host communities. Having the opportunity for young riders to compete, learn from, and be inspired by some of the best athletes in the sport is invaluable, and hosting such an event close to home would be especially meaningful for many Utah families. Park City has long been recognized as one of North America's premier mountain biking destinations. With its extensive trail network, strong cycling culture, and history as one of the earliest and longest-running hosts of gravity racing, it is a natural fit for an event like the US Open. This event aligns with Park City's heritage, outdoor recreation culture, and continued commitment to being a world-class destination for sport and tourism. In addition to celebrating our community's deep roots in mountain biking, the US Open would generate meaningful economic activity for local businesses through lodging, dining, retail purchases, and tourism-related spending. Similar events have demonstrated the strong interest and attendance that mountain biking can attract, bringing visitors who often return to experience the community again in the future. Through my involvement in the mountain bike community, I have seen firsthand how well-organized events create lasting benefits. They encourage healthy lifestyles, provide positive opportunities for youth, support local businesses, and bring communities together around a shared passion for outdoor recreation and sport. I am confident that Deer Valley has the experience, infrastructure, and operational expertise necessary to host this event responsibly and professionally. With thoughtful planning and communication, the US Open of Mountain Biking can be a positive experience for residents, visitors, athletes, and businesses while further strengthening Park City's reputation as a leading outdoor recreation destination. Thank you for your time, consideration, and service to our community. I respectfully encourage you to support Deer Valley's permit request and help bring this exciting event to Park City. I look forward to seeing our community come together this fall to celebrate both the sport and the unique mountain biking legacy that Park City has built over many decades."

Jackie Steiner eComment: "I am writing in support of Deer Valley Resort's request to host the US Open of Mountain Biking this September. As a member of Utah's mountain

biking community and a parent of a competitive athlete, I see this event as a tremendous opportunity for Park City, Utah, and the sport of downhill mountain biking. Hosting a national-level event at Deer Valley would showcase Utah's world-class riding, highlight local athletes, and reinforce Park City's longstanding role in gravity racing and mountain bike culture. For athletes and families across the state, having the US Open in Utah is especially meaningful. Competing at this level often requires expensive travel across the country. Bringing the event here significantly reduces those costs while allowing more Utah athletes to participate, gain exposure, and compete against the best riders in the sport. This event would also provide substantial economic benefits by attracting athletes, families, spectators, and industry partners from around the country. Those visitors will support local hotels, restaurants, shops, and businesses while experiencing everything Park City has to offer. Just as importantly, Deer Valley's willingness to invest in and support downhill mountain biking demonstrates a commitment to helping the sport grow. Hosting the US Open creates opportunities for local youth, inspires the next generation of riders, and strengthens Utah's position as a premier destination for mountain biking. I believe Deer Valley has the experience, infrastructure, and commitment necessary to host this event responsibly and successfully. I respectfully encourage you to support Deer Valley's permit request and help bring this incredible opportunity to Park City. Thank you for your time, consideration, and service to the community."

Candice Smoot eComment: "I wanted to let you know that my family supports Deer Valley's request for a permit to host the US Open of mountain biking. We are so excited for more athletes and supporters to experience the amazing bike trails that Summit County has to offer. I can't imagine a better host city than Park City with its natural beauty, hospitality, shopping and great food. We also look forward to the business it will bring during the shoulder season. As mountain bikers we love the opportunity for Park City to host such a great event. Thank you for your consideration and time!"

Zoë Harbertson eComment: "I'm writing in support of Deer Valley Resort's request for a permit to host the US Open of Mountain Biking as a coach and athlete that would love to participate in an event of this caliber in our backyard. I believe this will not only help bolster our local business, but is also in alignment with our community, our culture and our goals. With appropriate management and messaging I believe this event could be an incredible opportunity for our residents, our workforce and our visitors to come together to celebrate sport at the highest level and Park City's history as one of the first and longest running hosts of gravity racing in North America. I look forward to the councils support for this incredible opportunity and gathering together this fall to celebrate our community and sport."

Lance Clifford eComment: "I am writing in support of Deer Valley Resort's request to host the US Open of Mountain Biking. As the father of a junior mountain bike racer who competes nationally and internationally, I have seen firsthand the positive impact that high-level cycling events can have on young athletes, families, local communities, and small businesses. Opportunities to compete, spectate, and learn from the world's best

riders inspire the next generation and strengthen the outdoor recreation culture that has long been part of Utah's identity. Park City has a rich history in mountain biking and gravity racing. Hosting an event of this caliber is a natural fit for the community and reinforces Park City's reputation as one of North America's premier outdoor recreation destinations. The US Open would bring visitors from across the country and around the world, generating economic activity for local businesses while showcasing the incredible trails, scenery, and hospitality that make Park City special. As someone who works in tourism-related industries and regularly travels to major mountain bike events, I have seen how well-organized events can create lasting benefits that extend far beyond race weekend. They bring families together, encourage healthy lifestyles, create opportunities for local youth, and introduce new visitors to the community. I believe Deer Valley has the experience, infrastructure, and commitment necessary to host this event responsibly and successfully. With proper planning and communication, the US Open of Mountain Biking can be a source of pride for Park City and a positive experience for residents, visitors, athletes, and local businesses alike. Thank you for your time, consideration, and service to the community. I respectfully encourage you to support Deer Valley's permit request and help bring this exciting event to Park City."

Marnie O'Malley eComment: "I am writing in strong support of Deer Valley Resort's request for a permit to host the US Open of Mountain Biking in Park City. As the parent of a young rider on a mountain biking team, I have had the privilege of watching my son fall in love with this sport. Mountain biking has given him confidence, determination, responsibility, and a sense of belonging. It has taught him how to work hard, overcome challenges, and support his teammates—lessons that extend far beyond the trail. For young riders like my son, the opportunity to see world-class athletes compete in our own backyard would be incredibly meaningful. Events like the US Open inspire kids to dream bigger, work harder, and believe that their goals are within reach. It is rare to have the chance to bring that level of competition and inspiration directly to the community where they ride and train. Mountain biking is part of what makes Park City special. Our community has a rich history in the sport, and hosting the US Open would celebrate that legacy while showcasing Park City as a place where outdoor recreation, youth development, and community come together. It would also provide meaningful benefits to local businesses and create an exciting opportunity for residents and visitors to gather around something that reflects the values and culture of our town. As a parent, I would love for my son and so many other local kids to experience the excitement, inspiration, and sense of community that an event like this can bring. I believe the US Open would be a positive addition to Park City and an investment in the next generation of riders. Thank you for your time, consideration, and service to our community. I respectfully encourage you to support this opportunity and help make this event a reality."

R.G. Pattison eComment: "I would like to thank you for considering this amazing opportunity. I think it would be amazing to have the US Open here in Utah and draw loads of athletes, tourists, and fun! Thanks on behalf of Outlaw and the entire community."

Scott House eComment: "I'm writing in support of Deer Valley Resort's request for a permit to host the US Open of Mountain Biking as a 20+ year member of the Park City workforce, a previous resident, community servant and parent of a young athlete who would cherish the opportunity to participate in an event of this caliber in our backyard. I believe this will not only help bolster our local business, but believe this event is squarely in alignment with our heritage as a community, our culture and our goals. With appropriate management and messaging I believe this event could be an incredible opportunity for our residents, our workforce and our visitors to come together to celebrate sport at the highest level and Park City's history as one of the first and longest running hosts of gravity racing in North America. I look forward to the councils support for this incredible opportunity and gathering together this fall to celebrate our community and sport. Thank you for your service, your time and consideration."

Eric Porter eComment: "This comment is in strong support of approving the Special Event Permit for the US Open of Mountain Biking at Deer Valley. This event will be a short term and long term benefit to our community. First off our local athletes young and old will get to race their bikes alongside the best racers in the world, our national champions, our heroes. Usually our local athletes have to travel around the country to enter a race of this caliber, it will be great to have a home round for them, and introduce new riders to the sport of DH racing. Economically this will bring more visitors to fill beds and restaurants during a time of year that is starting to slow down for out of town visitation. Finally, this will bring new residents and businesses to our community. My first visit to Park City was in 2001 for the NORBA National Downhill Race. This community made such a big impact on me that I moved to Old Town Park City in 2005 and have lived in this community continually since then, raising my family here."

Alissa Van Wie eComment: "I'm writing to support Deer Valley hosting the U.S. Open. This event provides a great opportunity for our local youth athletes to see the best in the field."

Ben Pattison eComment: "As an active member of the Utah mountain biking community, riding cross-country and downhill trails across the state, I strongly support the approval of this permit. Bringing nationally recognized events to the state adds to the reputation of our world-class facilities, as well as gives opportunity for locals to experience world-class racing. We are seeing a resurgence in the success of US racers on the internal circuit, now is great time to take up the chance to host such an event."

Stephanie Leonard eComment: "I am writing to express my strong support of Deer Valley Resort's request for a permit to host the US Open of Mountain Biking. As a parent of two expert level mountain bike racer, our family travels extensively throughout the United States and Internationally to attend competitions. These events not only provide valuable athletic opportunities for young athletes but introduce families to new communities, destinations and local businesses. Hosting the US Open of Mountain Biking at Deer Valley would showcase Park City as a premier outdoor recreation destination to hundreds of althetes, families, coaches and spectators from across the

country and around the world. Events of this caliber generate significant economic benefits through lodging, dining, shopping and tourism related spending while highlighting Deer Valleys Bike Park. Park City has earned a reputation as a leader in outdoor recreation and hosting the US Open of Mountain Biking would further strengthen that reputation. Deer Valley has the experience, infrastructure and commitment to excellence necessary to successfully host an event of this magnitude while providing a positive experience for participants and residents alike. Thank you for your consideration and for your continued support of outdoor recreation and high caliber competitive events.”

Sydney Thorson eComment: “I wanted to share my support for the Fox US Open of Mountain Biking. These are exactly the kind of events that we need in our community to showcase the incredible recreation and hospitality Park City is known for. Additionally, this event will bring in locals and visitors alike to drive revenue in town during our shoulder season.”

Chris Spealler eComment: “I am writing in support of Deer Valley Resort’s request to host the US Open of Mountain Biking. My son is a junior mountain bike racer who competes nationally and internationally. Gravity based mountain biking has been an instrumental aspect of his mental and social health. I have seen firsthand the positive impact that high-level cycling events can have on young athletes, families, local communities, and small businesses through a number of the team events we have done with him. Opportunities to compete, spectate, and learn from the world’s best riders inspire the next generation and strengthen the outdoor recreation culture that has long been part of Utah’s identity. I have been a local to Park City for nearly 25 years, 19 of which my family has owned and operated a small business in town. I have great memories of the Scott Enduro Cup being held in Deer Valley in the past. Park City’s history in mountain biking and gravity racing provide an excellent alignment with the event and I believe can help to continually progress the movement of mountain biking and highlight Park City with how both have evolved over the years. Hosting an event of this caliber is a natural fit for the community and reinforces Park City’s reputation as one of North America’s premier outdoor recreation destinations. The US Open would bring visitors from across the country and around the world, generating economic activity for local businesses, which I appreciate and value as one myself, while showcasing the incredible trails, scenery, and hospitality that make Park City special. The benefits go far beyond the competitive weekend but brings our community together, welcomes those from around the world to experience all that Park City has to offer, and support our local businesses. It’s an exciting opportunity to have the caliber of riders come thorough with a chance to both race, and experience the additional trails, activities, and community gatherings Park City has to offer. I am confident, and believe that Deer Valley has the experience, infrastructure, and commitment necessary to host this event responsibly and successfully. With proper planning and communication, the US Open of Mountain Biking can be a source of pride for Park City and a positive experience for residents, visitors, athletes, and local businesses alike. Thank you for your time, consideration,

and service to the community. I respectfully encourage you to support Deer Valley's permit request and help bring this exciting event to Park City."

Scott Hove eComment: "Thanks a lot for considering DV's interest in holding the US Open of Mountain biking this fall. Deer Valley has a long history of downhill racing and it has been a while since we've had a big race here. Solitude brought the Monster DH here last year, which was awesome, and that series is growing. Mountain biking has changed a lot in Park City in the last handful of years. Park City has always been a cross country biking mecca, but there are a lot of new downhill trails. This is changing the face of mountain biking here and bringing a lot more visitors and locals onto these great new trails. The US Open at DV would solidify that Utah wants to continue to grow downhill racing in the state and that Park City/ DV want to be at the forefront of that."

Maya and Thomas Lazenby eComment: "I'm reaching out to share my enthusiastic support for Deer Valley Resort's request to host the US Open of Mountain Biking. As a mother of a 13yr old mountain bike racer, I can't tell you how exciting it would be to have an event of this caliber in Park City! Beyond the thrill for our local athletes, I truly believe this event is a perfect fit for who we are as a community – it celebrates our rich heritage, our love of sport, and our values. Deer Valley has the experience, infrastructure, and commitment to host this event responsibly and successfully. I'm confident that with thoughtful planning and management, this could be such a special opportunity for all of us – residents, local workers, and visitors alike – to come together and celebrate what makes Park City the amazing mountain town that it is! I'm hopeful you'll support this exciting opportunity, and I'm already looking forward to cheering alongside our community this fall! Thank you so much for your time, consideration, and service to this great community. I encourage you to support Deer Valley's permit request and help bring this exciting event to Park City."

Mayor Dickey closed the public hearing.

Council Member Toly stated this event was exciting and she was happy this event was coming back. Council Member Ciraco thanked Deer Valley for their public outreach and was grateful for the public comments that were submitted and given.

Council Member Ciraco moved to approve a new Level 4 Special Event Permit from Deer Valley to hold the US Open of Mountain Biking in a form approved by the City Attorney's Office. Council Member Zegarra seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

2. Consideration to Approve Ordinance No. 2026-14, an Ordinance Amending Title 12 of the Municipal Code of Park City to Allow Temporary Leasing Signs for New Developments:

Virgil Lund, Planning Department, presented this item and reviewed that Council directed staff to look at the existing sign code to identify potential amendments to provide greater flexibility for leasing signs. The proposed amendments would bridge the gap. Once the Certificate of Occupancy has been issued, the development could post the signs. Staff researched comparable communities and met with leasing agents. The amendments set new regulations for leasing signs. He noted there was unanimous approval from Planning Commission.

Council Member Zegarra felt this would help with affordable housing advertising and he supported it. Council Member Ciraco thanked staff for getting this done.

Mayor Dickey opened the public hearing. No comments were given. Mayor Dickey closed the public hearing.

Council Member Zegarra moved to approve Ordinance No. 2026-14, an ordinance amending Title 12 of the Municipal Code of Park City to allow temporary leasing signs for new developments. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

3. Consideration to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Silver Spur Construction Not to Exceed \$1,334,150.00 to Construct the Pinnacle Subdivision Waterline Replacement Project:

Harrison Holley, Public Utilities Engineer, reviewed the deterioration of water lines in this area. He stated construction impacts would be minimal. Construction was planned for mid-June and it would be completed in mid-October.

Council Member Ciraco asked if this project would replace all the lines in the streets. Holley stated this was a planned unit development, so it was all done around the same period. They would replace the water main in the road and the connections to the meters. Council Member Toly asked if this was the only waterline project being done this summer. Holley stated they put out an RFP for another project and would bring that contract back to Council soon.

Mayor Dickey opened public input. No comments were given. Mayor Dickey closed public input.

Council Member Ciraco moved to authorize the City Manager to execute a construction agreement, in a form approved by the City Attorney, with Silver Spur Construction not to exceed \$1,334,150.00 to construct the Pinnacle Subdivision Waterline Replacement Project. Council Member Miller seconded the motion.

RESULT: APPROVED

AYES: Council Members Ciraco, Miller, Parigian, Toly, and Zegarra

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 06-25-2026

2026 Water Impact Fee

Update of 2014 Impact Fee



Cost Escalation

Water Impact Fee Escalation Scenarios

Year	2.5%	3.0%	3.5%	3.9%
2014	\$16,579	\$16,579	\$16,580	\$16,579
2015	\$16,993	\$17,076	\$17,160	\$17,226
2016	\$17,418	\$17,589	\$17,761	\$17,897
2017	\$17,854	\$18,116	\$18,383	\$18,595
2018	\$18,300	\$18,660	\$19,026	\$19,321
2019	\$18,758	\$19,220	\$19,692	\$20,074
2020	\$19,227	\$19,796	\$20,381	\$20,857
2021	\$19,707	\$20,390	\$21,094	\$21,670
2022	\$20,200	\$21,002	\$21,833	\$22,516
2023	\$20,705	\$21,632	\$22,597	\$23,394
2024	\$21,223	\$22,281	\$23,388	\$24,306
2025	\$21,753	\$22,949	\$24,206	\$25,254
2026	\$22,297	\$23,638	\$25,054	\$26,239

Park City Actual Annual Cost Escalation Rate

Expense	2020 → 2025	Future
Operational	19%	3%
Capital	26% - 59%	4%

Note: Maximum allowable fee in 2026 is \$26,449



Confirm direction on:

2026 Impact Fee Adoption

- Water Impact Fee Facilities Plan (IFFP)
- Water Impact Fee Analysis (IFA)
- Amended Title 11, Chapter 13 of the Park City Code

Impact Fee Amount

- Max allowable fee puts full cost on development

Timeline if Directed to Move Forward

- A notice of Public Hearing 10 days prior
- Public Hearing and adoption on June 25th
- New fee takes effect 90 days after Public Hearing and adoption



WHY CONSIDER WATER RATE CHANGES?



Our costs have risen much faster than our revenue.

Water system costs have risen

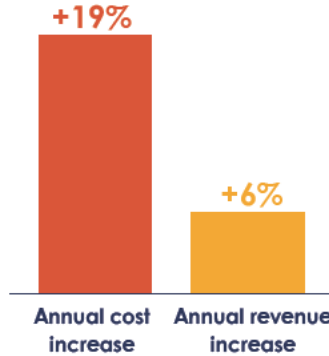
Change since 2020

 Debt (water quality improvement projects)	↑ +78%
 Water delivery contracts (JSSD, MRWD, Weber Basin)	↑ +12%
 Personnel (labor)	↑ +12%
 Materials, supplies & services	↑ +10%
 Interfund & insurance transfers	↑ +8%
 Contract services / software	↑ +7%

TOTAL OPERATION EXPENSES +19%
(excluding capital) per year

Revenue isn't keeping up

Average annual increase since 2020



COSTS HAVE RISEN OVER 3X FASTER THAN REVENUE.

Costs to build & replace infrastructure are rising

Examples



10" Water Pipe
(installed per foot)

2020: \$120
2025: \$385

↑ +221%



Service & Meter Vault
(installed)

2020: \$12,943
2025: \$24,599

↑ +90%

The proposed rate change helps keep water reliable and affordable



Keep drinking water safe



Repair aging infrastructure



Maintain service during peak demand



Avoid bigger costs later

FY27 Staff Recommendation

About a 4% total revenue increase

- Focused on larger residential lots and irrigation users
- No increase for multi-family or commercial customers

2023 Water Rate Update

2023 Goals and Parameters

- a. Minimum thresholds of revenue
 - i. 150 days min cash
 - ii. 120% of annual debt service
 - iii. Adequate repair and replacement budget
- b. 10% revenue increase
- c. Approx 50% of total revenue from base fee
- d. Cost based fee structure - Revenue from each customer class to be proportional to their total water consumption
- e. Added tiers with higher cost burden on high water users

Customer Class and Meter Size	Number of Connections	Percent Revenue Increase	Percent Revenue	Percent Total Water Consumption
Commercial	374	24%	32%	33%
Irrigation	178	29%	9%	8%
Multi-Family	317	9%	17%	18%
Residential	4,628	3%	42%	41%



2026 Water Rate Update

2026 Changes

- a. Single Family Residential
 - a. Added four consumption fee structures base on property size
 - b. Same base rate for all properties
 - c. Base rate includes 2,000 gallons
- b. Irrigation
 - a. Consumption fee based on irrigated area
 - b. Base rate based on irrigated area
- c. Multi Family and Commercial – 4.5% increase in base and consumption fee

Customer Class and Meter Size	Number of Connections	Percent Revenue Increase	Percent Revenue	Percent Total Water Consumption
Commercial	374	4.5%	37%	33%
Irrigation	178	-13%	7%	8%
Multi-Family	317	4.5%	20%	18%
Residential	4,628	-19%	37%	41%



2027 Water Rate Update

1. No rate change for FY 2027
2. Recommendation to conduct a water rate study
 - AWWA recommends comprehensive water rates studies every 3 to 5 years
 - Determine revenue requirements
 - Fair allocation of costs to customers
 - Design rates reflecting clear and updated water policy
3. Rate Study will inform future water rate changes starting with FY 2028



Budget Preview

FY27 Final Budget

FY26 Revised Budget

PARK CITY

1884

Budget Meetings

- June 4 – Discuss changes to the FY27 Tentative Budget and FY26 adjustments
- June 11 - Public hearing, Redevelopment Agency and Municipal Building Authority budget adoption, Fee Schedule adoption
- June 25 – Public hearing, Park City Municipal Corporation final budget adoption



Compensation

- Staff Recommends a 5% Compensation Increase to Budget
 - Implement a 2% COLA
 - Implement a 3% Merit Increase
 - Performance
 - Experience
 - Placement in the Pay Band

Other benefits to remain in place

Public Safety

Capital - Barricades and Trailers Project

- Originally adopted in FY27 Tentative Budget
- Recommend allocating to FY26 Adjusted Budget
- Barricades can be used immediately for Summer events on Main Street



Arts Master Plan Implementation

- **Arts Council Request** - \$65,000/yr (with \$65,000 County match) to hire FTE for master plan implementation
- **Current PCMC Support (FY27) –**
 - \$40,000/yr for PAAB facilitation; public project management; long-range planning
 - \$26,000/yr for plan implementation; CREATE PC affordable maker space program

Arts Master Plan Implementation

Considerations and Options for Council Support

- Provide full (\$65,000) or partial support with proportional county match
- Any new FY27 allocation not offset elsewhere will draw on fund balance
- Potential offsets:
 - Redirect the remaining \$26,000 from the current contract (preferred)
 - Reallocate from the \$136,000 Emergent Community Needs Fund (least preferred).





US Open of Mountain Biking at Deer Valley

Event Approval Presentation • Park City Municipal Council • September 10–13, 2026



OUR COMMITMENT TO SPORT

Built for world-class events

Deer Valley has long been a proving ground for elite athletes and a welcoming host to the families and fans who follow them. Stewarding competition responsibly is part of who we are.

01

World-Class Host

Decades of hosting premier winter and summer competition, from Olympic legacy events to national race series.

02

Athletes & Families

An environment that supports elite competitors while welcoming youth, adaptive athletes, and spectating families.

03

Responsible Stewardship

A track record of running events that respect the mountain, the community, and our neighbors.



EVENT OVERVIEW

The US Open of Mountain Biking

- What** The nation's highest-sanctioned downhill mountain bike race, athletes, teams, and fans from across the country.
- When** September 10–13, 2026, a four-day annual event in the shoulder season. Load-in September 8-9
- Where** Bald Eagle Peak on existing trails, with the base venue at Snow Park Lodge.
- Why Deer Valley** A natural showcase for our trail system and our commitment to the outdoor community.





Event Venue

Event Venue

Event Parking

Viewing area along NCS Trail



EVENT OVERVIEW

At a glance

4

DAYS OF RACING

Thursday through Sunday

10,000

ESTIMATED ATTENDANCE

Peak of 3,500 on Saturday

FREE

TICKETED ADMISSION

Open and accessible to all

SEPT

SHOULDER SEASON

Fits the community calendar

A Level 4 annual event held during the quiet shoulder season, with minimal disruption to city infrastructure.



COMMUNITY BENEFITS

Value for Park City

01

Economic Impact

Direct spending across lodging, dining, and local retail during a quieter season.

03

Community Pride

A marquee event that brings residents and visitors together.

05

Local Business

Increased visitation that supports the businesses at the heart of our community.

02

Tourism Exposure

National visibility for Park City and the Wasatch Back to new visitors.

04

Youth Inspiration

Youth and adaptive race categories that invite the next generation into the sport.

06

Positive Media

Showcasing Deer Valley's trail system and the outdoor community we serve.



COMMUNITY BENEFITS

Measurable economic impact

Benchmarked against a comparable 2025 event at Solitude (Salt Lake Visitors Bureau report).

\$1.25M

Direct business sales generated

237

Local jobs supported

200–300

Out-of-town teams & athletes

Attendees include outdoor-recreation fans, bike enthusiasts, and Park City & Salt Lake families.



OPERATIONAL READINESS

Thoughtfully planned, end to end



Guest Management

Professional Kane Security staff at venue entrances, high-traffic areas, and parking.



Safety Planning

Defined evacuation routes, amplified guidance, and a staffed command center.



Traffic Coordination

A detailed egress plan developed and managed with Park City transit and officials.



Community Communication

Advance notice of any affected trails or street parking, with clear signage.



Event Operations

Existing trails and resort property used, with load-in and load-out outside race days.



Agency Partnership

DV incident commander coordinating directly with Park City Police in any emergency.



PARKING & TRANSPORTATION — MITIGATION PLAN

Proactively managing neighborhood impact

On-Site Parking

~900 vehicles in Snow Park lots, actively managed by DV staff and security.

Offsite Overflow

Richardson Flats Park & Ride holds up to 650 vehicles for all four days.

Public Transit

Silver 6 line every 20 min; riders reach Deer Valley in ~35 min via one transfer.

Egress Plan

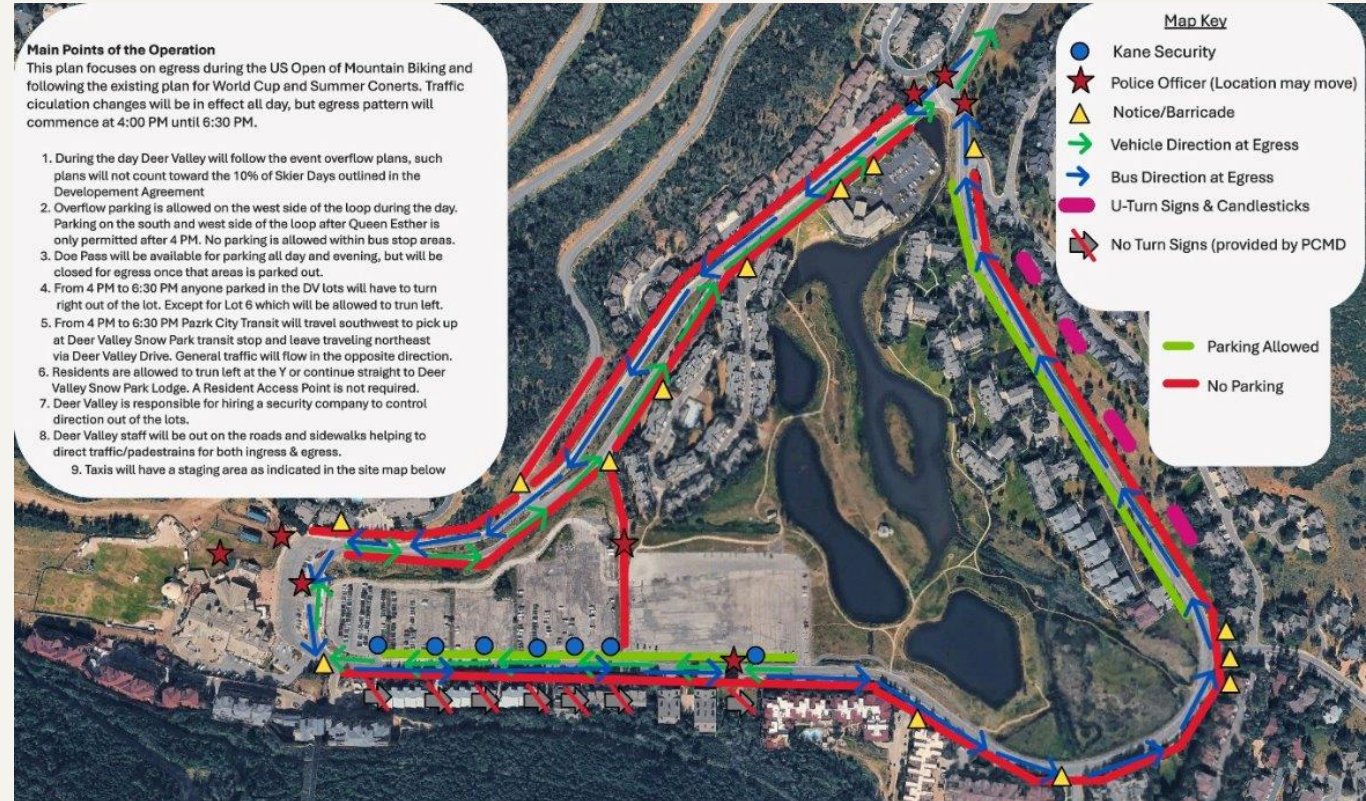
A detailed 4:00–6:30 PM egress plan with controlled routing and clear signage.

Bike Valet

In-venue bike valet encourages guests to ride, not drive, to the event.

Agency Coordination

DV coordinates with city transportation officials on signage and street-parking needs.



A responsible community partner

01

Noise Managed

All amplified sound kept under 90 dB and within the city ordinance window (9 AM–10 PM).

03

Sustainability

Recycling stations and water refill points on site to limit waste.

05

Open Communication

Affected trails and parking communicated to the city well in advance.

02

Contained Footprint

Amplified noise stays within the event footprint around Snow Park Lodge.

04

Minimal Disruption

Existing trails and resort property used, with little to no impact on public access.

06

Long-Term Partnership

A commitment to ongoing dialogue and lasting community relationships.



OPERATIONAL READINESS

Event week timeline

Sep 8–9



Load-In

8 AM – 6 PM. Venue build on resort property; no parking or transit impact.

Sep 10–13



Race Days

7 AM – 6:30 PM. Four days of competition; egress managed each afternoon.

Sep 14–15



Load-Out

8 AM – 6 PM. Site returned to normal; minimal residual footprint.

Structures are limited to a finish arch, 10×10 tents, and semi-trailers, with power drawn from in-venue shore service and athlete-area generators.





A strong addition to the Park City calendar

The US Open of Mountain Biking brings world-class sport, meaningful economic impact, and national visibility to Park City — with comprehensive safety and transportation plans already in place and a commitment to being a good neighbor.

•
Commitment to sport

•
Clear community benefit

•
Responsible, detailed planning

We respectfully request your approval.

Thank you for your time.

[FULL-BLEED CLOSING IMAGE — Park City / Deer Valley]

Park City, Utah



Utah's premier ski-only destination.

Sign Code Amendments

Ordinance No. 2026-14



PARK CITY

1884

Background

- Existing definitions and regulations for Real Estate and Construction Marketing Signs do not allow the advertising of for-lease Units.
- On December 11, 2025, the City Council requested Staff review the existing Sign Code to identify potential amendments to provide greater flexibility for leasing signs for projects with units for lease.

Background

- Staff researched comparable communities and met with leasing agents from the Studio Crossing and EngineHouse developments.
- The Planning Commission discussed proposed amendments at a work session on February 25 and April 22.
- On May 13, the Planning Commission forwarded a positive recommendation for City Council's consideration.



Amendments

- New definition and regulations for Leasing Signs.
 - Maximum of 32 Square Feet.
 - Issued at Certificate of Occupancy, removed within 12 months or when Units are 90% leased.
 - Cannot be installed at the same time as a Construction Marketing Sign.
 - One allowed per project.
- Allow Temporary Portable Signs in the CT Zoning District.

Ordinance 2026-14

- Open a public hearing and consider approving Ordinance 2026-14 to allow new Developments to advertise for-lease Units.



PINNACLE SUBDIVISION

WATERLINE REPLACEMENT



PINNACLE WATERLINE REPLACEMENT

PROJECT LOCATION

- Lower Deer Valley – Pinnacle Subdivision
- Deer Valley Drive North Corridor
- Aging residential water infrastructure



PINNACLE WATERLINE REPLACEMENT

EXISTING CONDITIONS

- Projects are prioritized through the Water Department's Asset Management Program using factors including condition, break history, reliability, operational impacts, and funding.
- Existing cast iron and PVC waterlines were installed in the late 1970s and early 1980s.
- Multiple waterline breaks have occurred over the last five years resulting in emergency repairs, water loss, roadway damage, and service interruptions.



PINNACLE WATERLINE REPLACEMENT

PROJECT SCOPE

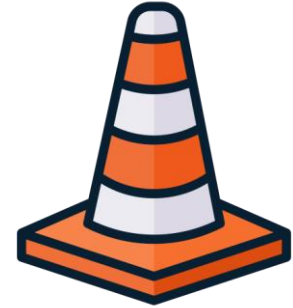
- Replacement of aging waterline infrastructure.
- Replacement of water services, fire services, and fire hydrants.
- Restoration of roadway and disturbed areas.
- Installation of fiber conduit to support communication improvements at two remote water facilities.



PINNACLE WATERLINE REPLACEMENT

CONSTRUCTION IMPACTS

- Temporary traffic and access impacts during construction.
- Residential access maintained throughout construction.
- Planned intermittent water shutdowns with advance notice.
- Contractor responsible for traffic control and mitigation.



COMMUNICATIONS PLAN

- Coordination with Pinnacle HOA.
- Door hangers distributed to residents.
- Neighborhood-specific Nextdoor updates.
- Ongoing coordination throughout construction.



PINNACLE WATERLINE REPLACEMENT

SCHEDULE

- Construction Start: June 12, 2026
- Substantial Completion: October 15, 2026

BUDGET

- Lowest responsive and responsible bidder selected through the City's public bidding process.
- Construction Amount: \$1,334,150
- Funding Source: Water Enterprise Fund



PINNACLE WATERLINE REPLACEMENT

REQUESTED ACTION

Staff recommends Council approve a Construction Agreement with Silver Spur Construction in an amount not to exceed \$1,334,150.

QUESTIONS?



Current Commissioners	Term Expiration
Henry Sigg	July 2026
John Frontero (Chair Pro Tem)	July 2026
Christin Van Dine (Chair)	July 2027
Rick Shand	July 2027
Grant Tilson	July 2028
Seth Beal	July 2028
Adam Strachan	July 2028

Eight applications from Park City residents were submitted for City Council consideration. On May 26, 2026, Tara Stauffer withdrew her application. Seven interviews are scheduled:

Interview Time	Candidate
1:45 PM	Henry Sigg
2:00 PM	Nicolas Marin
2:15 PM	Matthew Day
2:30 PM	John Frontero
2:45 PM	Danny Glasser
3:00 PM	Casey Christ
3:15 PM	Beth Kidd



2026 Planning Commission Interview Questions

1. Why are you interested in serving *[for those seeking reappointment: continuing to serve]* on the Planning Commission?
2. Tell us about your life experiences, professional roles, and characteristics that would contribute well to the Commission.
3. Have you had an opportunity to review a Planning Commission agenda and packet and/or view a meeting? If so, describe your observations.
4. Describe your understanding of the relationship and differences in roles and responsibilities between the Planning Commission and the City Council.
5. If appointed, how would you make decisions on an application where there is a conflict between public hearing input, homeowner association CC&Rs, the Land Management Code, and the General Plan?
6. The Planning Commission receives extensive public comment on high profile land use applications. What do you see as the purpose of public input, and how would you take public sentiment into account in your decision making?
7. Each year, amendments to the Land Management Code are prioritized by the City Council with review and recommendation by the Planning Commission. Are there areas of the code you have a particular interest in focusing on improving?
8. The City's General Plan is based on four community values – small town, sense of community, natural setting, and historic character. Is there a recent Planning Commission decision that you feel especially did or did not reflect these General Plan values?
9. What questions do you have for us?